

OAKVILLE PROJECT UPDATE

COMMUNITY PRESENTATION #5

NOVEMBER 10TH, 2020

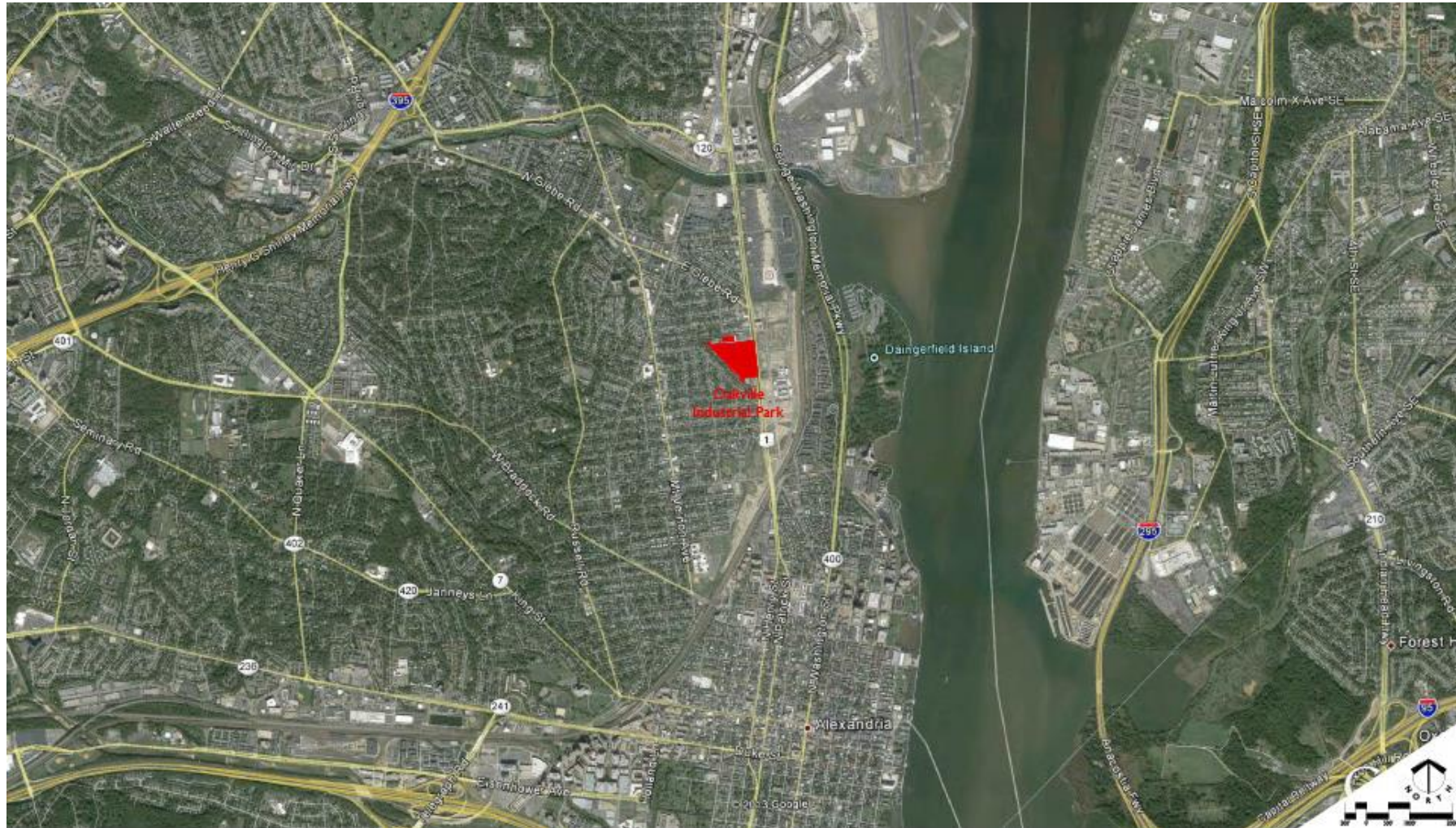
Community Meeting Agenda

Oakville Project Update
November 10th, 2020

1. Project Overview & Summary
2. Stonebridge Architectural Design Update
3. Inova Architectural Design Update
4. Block C Park Design Update
5. Sustainability: Infrastructure & Mixed-Use Buildings
6. Sustainability: Inova
7. Question and Answer Period
 - Please submit questions via the “Q&A” feature
8. City requests feedback via the online feedback portal through November 28th

Area Aerial

Oakville Project Update
November 10th, 2020



Area Map – National Landing

Oakville Project Update
November 10th, 2020



Oakville Site

Oakville Project Update
November 10th, 2020

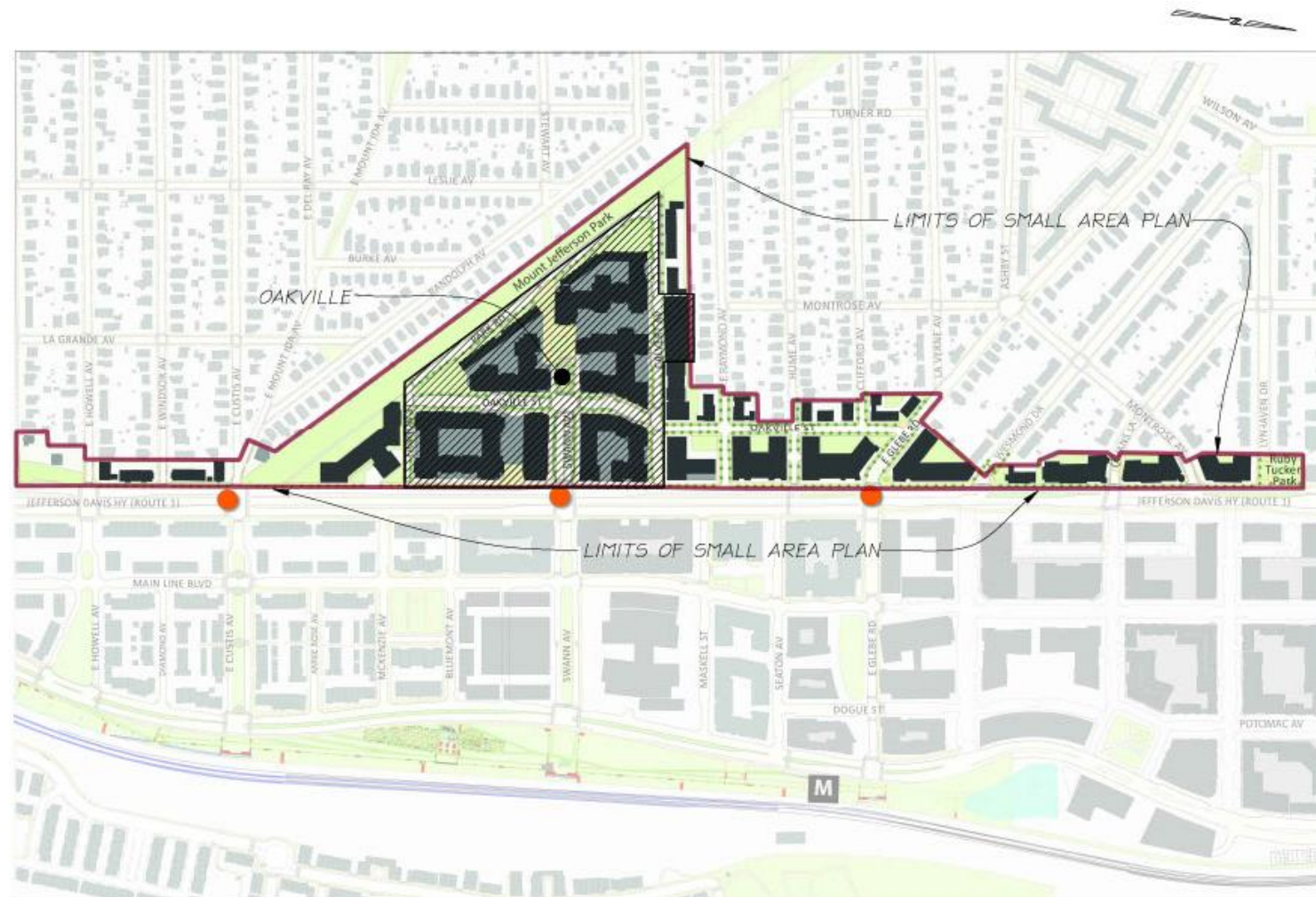


Current Oakville Industrial Park

- 439,000 Square Feet
- Approx. 13 Acres

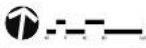
Oakville Small Area Plan Limits

Oakville Project Update
November 10th, 2020



Illustrative Plan And Uses

Oakville Project Update
November 10th, 2020



OAKVILLE ALEXANDRIA, VA • OVERALL ILLUSTRATIVE CONCEPT PLAN
PN 2020038 | 08.11.2020 | STONEBRIDGE

Program Summary:

BLOCK	USE	APPROVED GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (SF)
ALL	Retail	193,900	65,000
	Residential (MF/TH)	1,030,200	1,030,000
	Hotel	145,300	-
	HealthPlex	135,200	115,000
	Service / BOH / Loading	66,588	45,000
	Subtotal	1,571,188	1,255,000
	Garage (Above and Below Grade)	944,376	700,000
	TOTAL	2,515,564	1,955,000

Building Heights:

Building	Approved Heights	Proposed Heights
Block A	75' - 100'	75' - 100'
Block B	75' - 90'	85' - 100'
Block C	45' - 75'	45' - 75'
Block D	45' - 75'	45' - 55'

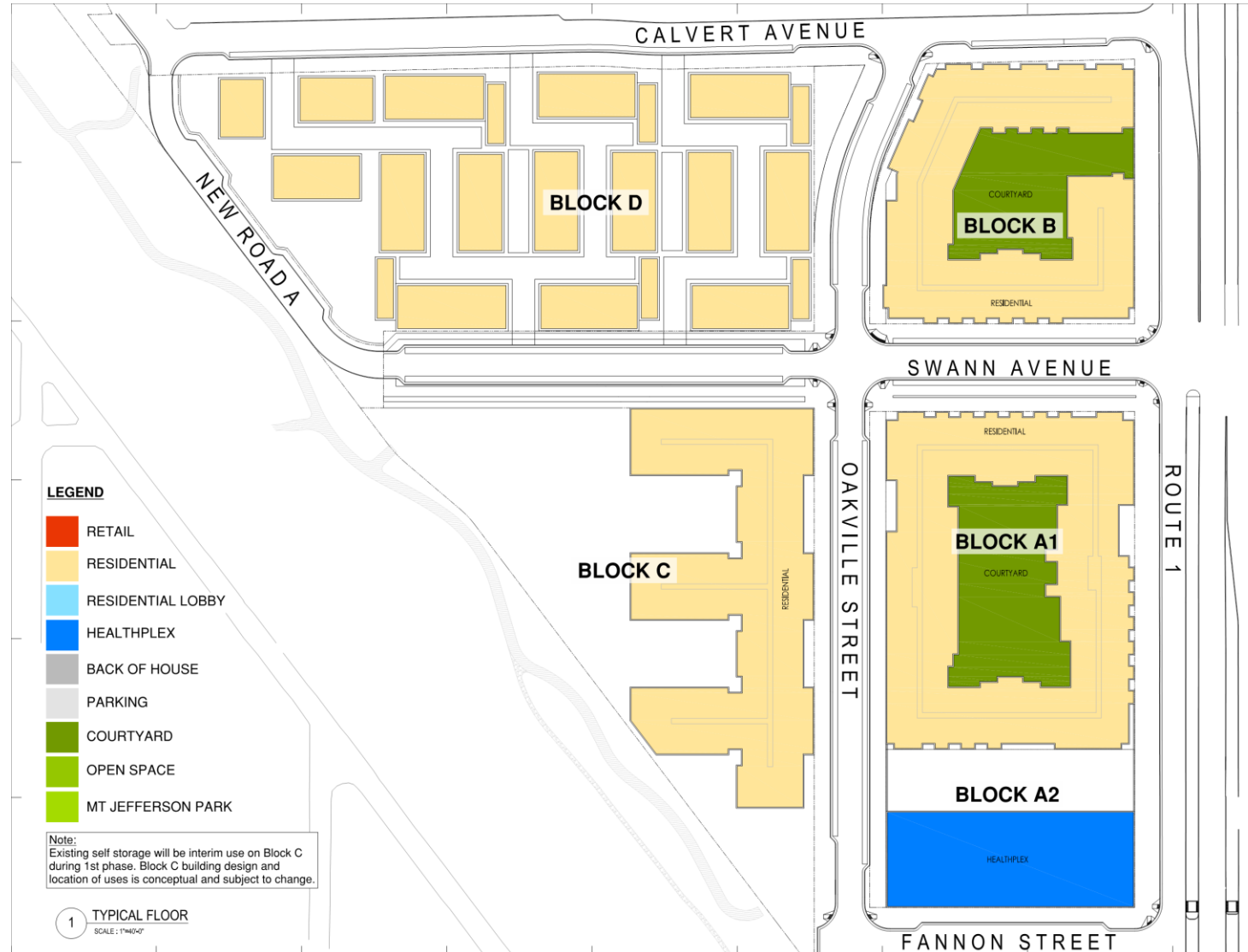
Oakville Ground Floor Plan

Oakville Project Update
November 10th, 2020



Oakville Upper Level Plan

Oakville Project Update
November 10th, 2020



Oakville Block A1 Rendering From the North



Oakville Block B Rendering From the South



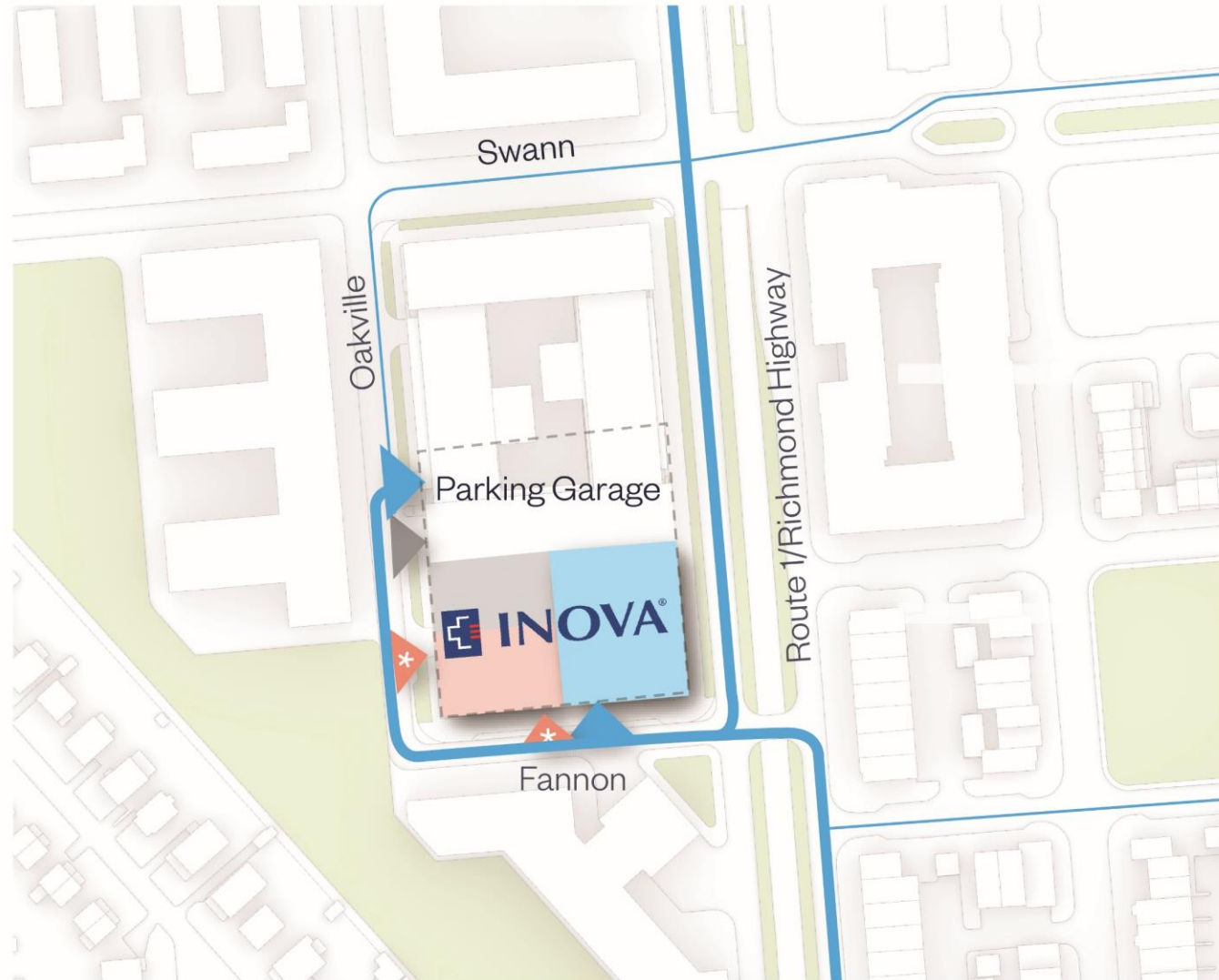
Inova Site Plan

Oakville Project Update
November 10th, 2020

- Main access from Route 1
- Drop-off on Fannon
- Ambulance entry on Oakville

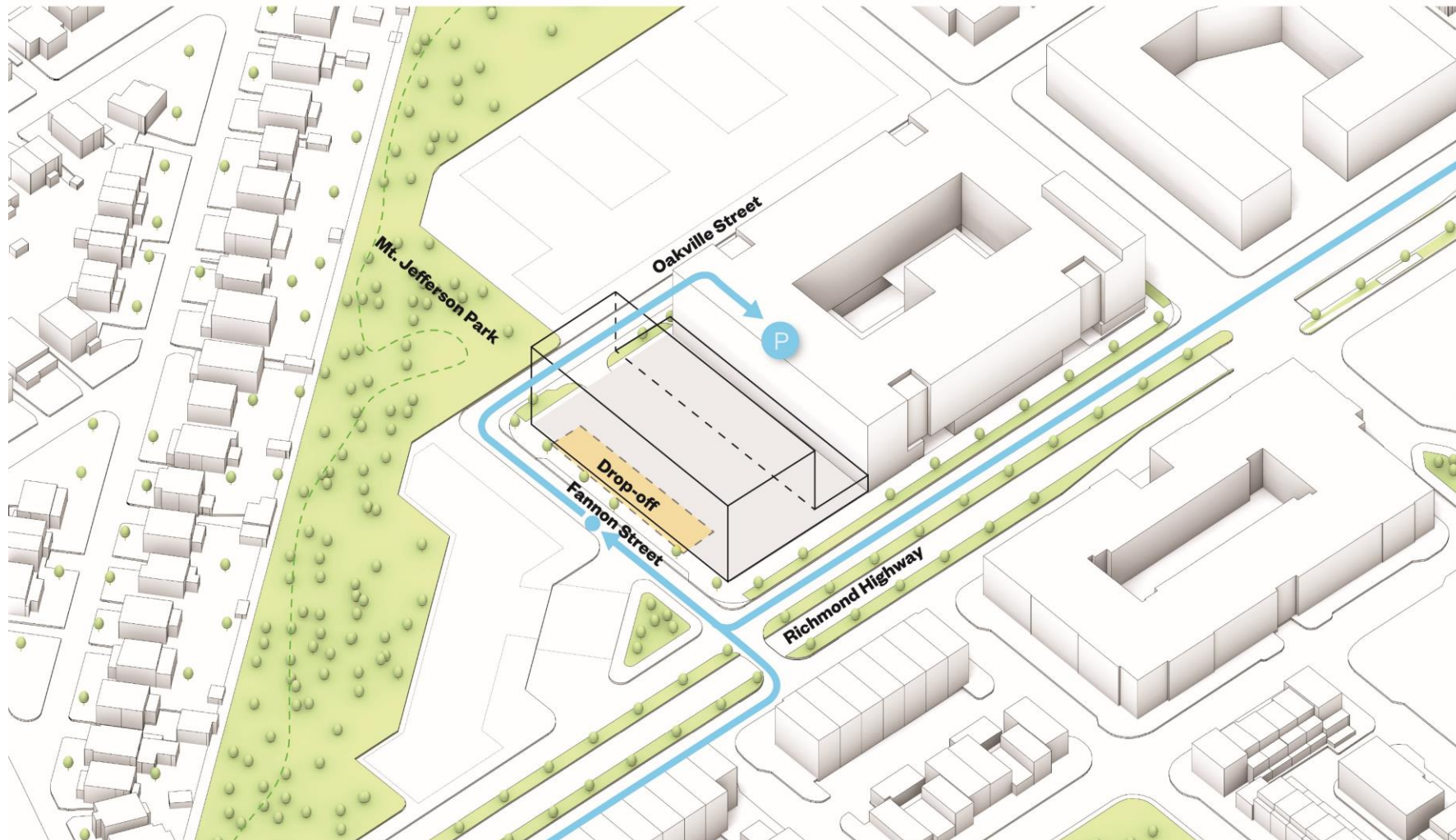
LEGEND

-  Primary circulation to site
-  Secondary circulation paths
-  No access
-  Primary building core
-  Public entry
-  Service entry
-  Emergency Vehicle Entry



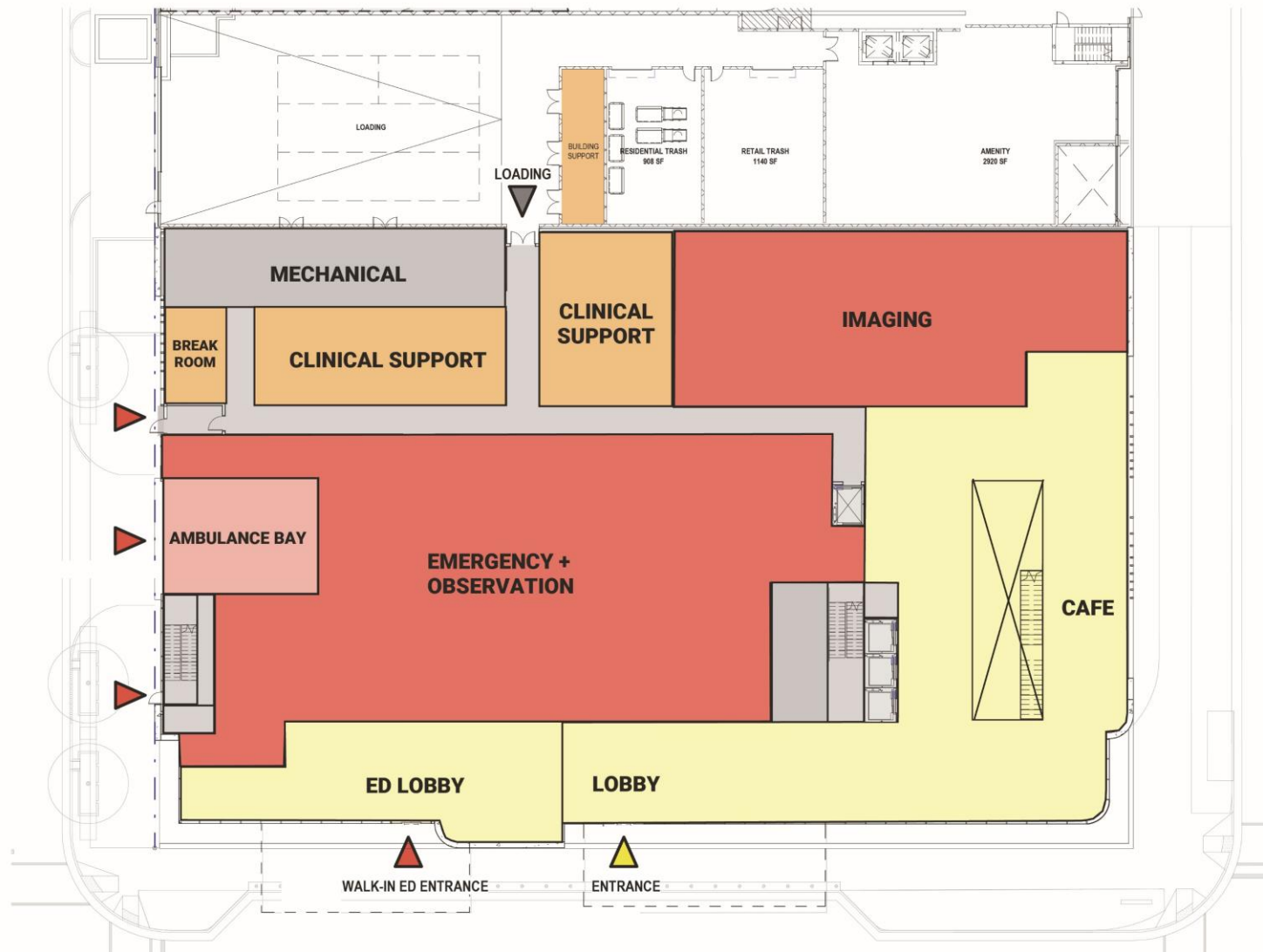
Inova Vehicular Access

Oakville Project Update
November 10th, 2020



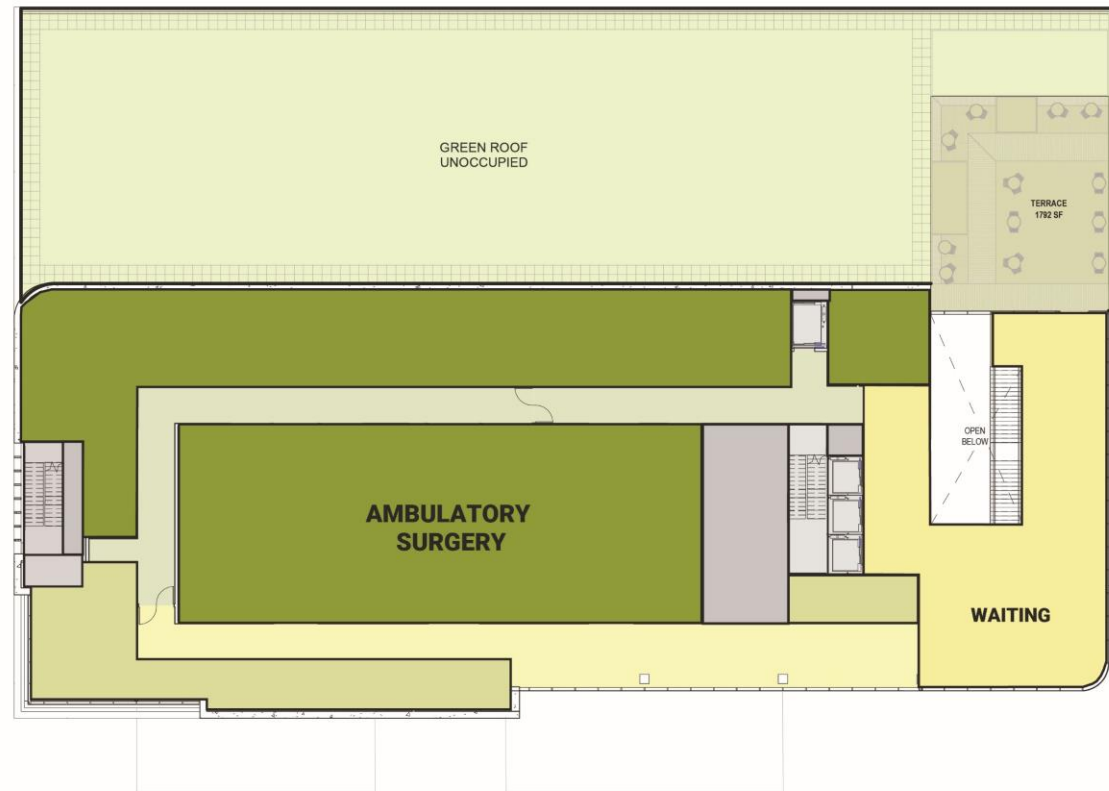
Inova Conceptual Ground Floor Plan

Oakville Project Update
November 10th, 2020



Inova Conceptual Second Floor Plan

Oakville Project Update
November 10th, 2020



Inova Elevations

Oakville Project Update
November 10th, 2020



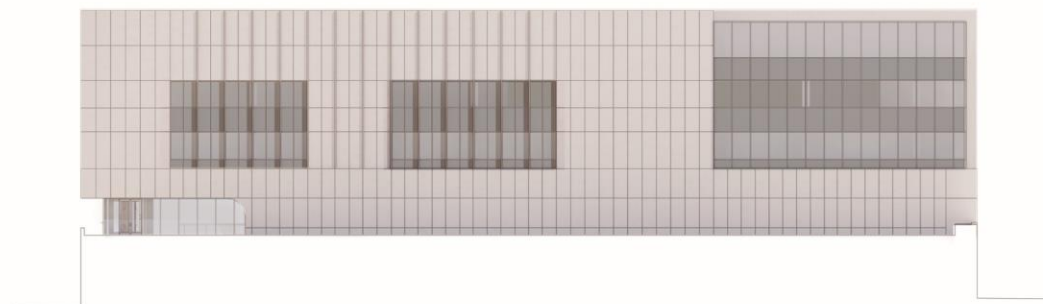
Fannon Street Elevation



Route 1 Elevation



Oakville Street Elevation



North Elevation (opposite residential)

Inova View along Route 1

Oakville Project Update
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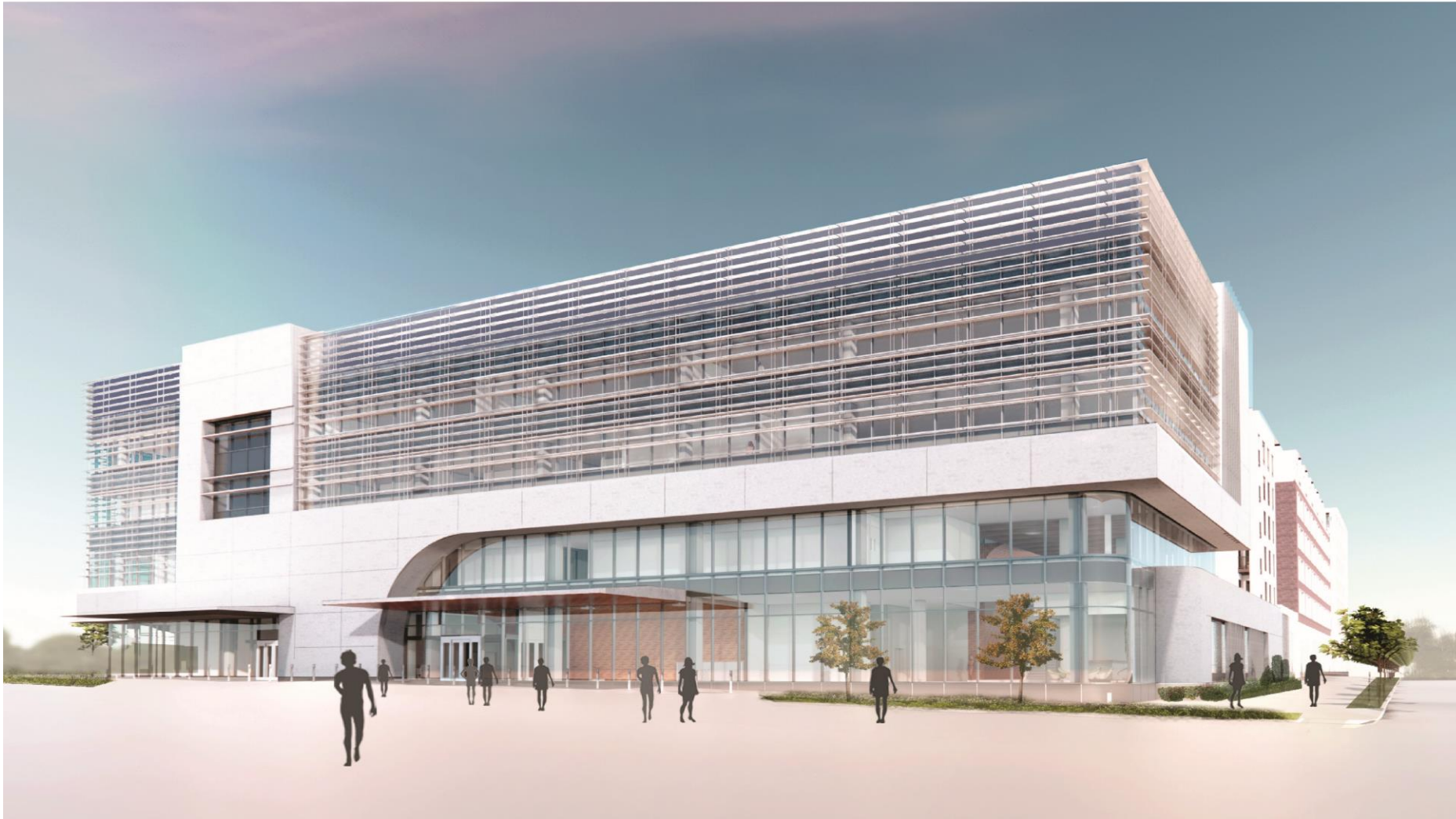
Inova View from Oakville and Fannon

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November 10th, 2020



Inova View from Fannon and Route 1

Oakville Project Update
November 10th, 2020



Block C Design Update

Oakville Project Update

November 10th, 2020



WHAT WE HEARD

- The Path Bisects the park and limits programming opportunities; maximize large open lawn
- Options lack excitement/interest
- Design for all ages, abilities; multimodal Activities
- Incorporate natural play/amenity areas

GOALS FOR THE PARK

- Design for flexible uses
- Framework to evolve and adapt
- Draw different user groups
- Embracing Mount Jefferson Park
- Provide an educational aspect
 - Historical interpretation
 - How the landscape changes over time
- “Legacy Element” – grows as the park grows
- Materiality of the site
- Sustainability

Block C Design Update

Oakville Project Update
November 10th, 2020



PROPOSED REVISIONS TO CONCEPT PLAN

- More consolidated lawn area
- Active southern tip of the site
- Create an area for non-linear play and exploration
- Increased connections to Mount Jefferson Park

Sustainability: Infrastructure & Mixed-Use

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- Pursing a LEED Silver Certification in compliance with the City's 2019 Green Building Policy
- Extensive green infrastructure and mixed-use building rooftops
- Holistic stormwater management approach
- Landscaping and plant selections focused on biodiversity and native species
- Redevelopment of an impervious site and reclamation of natural areas
- Multimodal community with focus on non-vehicular transit
- Dedicated bike trail connecting Mount Jefferson Park and Potomac Yard
- Voluntary Remediation Program through the Virginia Department of Environmental Quality
- Additional water efficiency through use of low-flow plumbing fixtures
- Advanced framing practices and additional recycled content materials
- Residential buildings to be Solar Ready

- Pursuing LEED Silver Certification in compliance with the City's 2019 Green Building Policy
- Design will incorporate Sustainability while meeting Healthcare Functional Requirements
 - HVAC System Design for Energy Efficiency
 - Opportunities for Water Use Reduction: Low Flow Fixtures, Limiting Exterior Water Use
 - LED Lighting
- Interior Environment
 - Low Emitting Materials to be Selected
 - Thermal Comfort
 - Lighting Controls
 - Acoustics

Oakville Preliminary Schedule

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- Parks and Recreation Block C Public Hearing
 - November 2020
- Small Area Plan / Coordinated Development District (CDD) Hearings with City
 - December 2020
- Development Special Use Permit (DSUP) Hearings
 - 1st Quarter 2021
- Construction Commencement
 - 2nd Quarter 2021
- Phased Opening of Project
 - 3rd & 4th Quarter 2023

Community Meeting Process

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- Stonebridge/Inova Overview Presentation
- Question and Answer Period
 - Please submit questions via the “Q&A” feature
- City requests feedback via the online feedback portal through November 28th
- Questions and Community Feedback
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